

## FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

11, 12

Salem &  
Marble-  
head N

BEV.  
AQ

BEV.1183 -  
1192

### Photograph



Photo 1. North side of Charnock St: 46 and 48 (L to R)

**Town/City:** Beverly

**Place** (*neighborhood or village*):  
Downtown

**Name of Area:** Charnock Street Area

**Present Use:** residential

**Construction Dates or Period:** ca. 1850 - 1890

**Overall Condition:** excellent to fair

**Major Intrusions and Alterations:**  
Artificial siding, rear additions

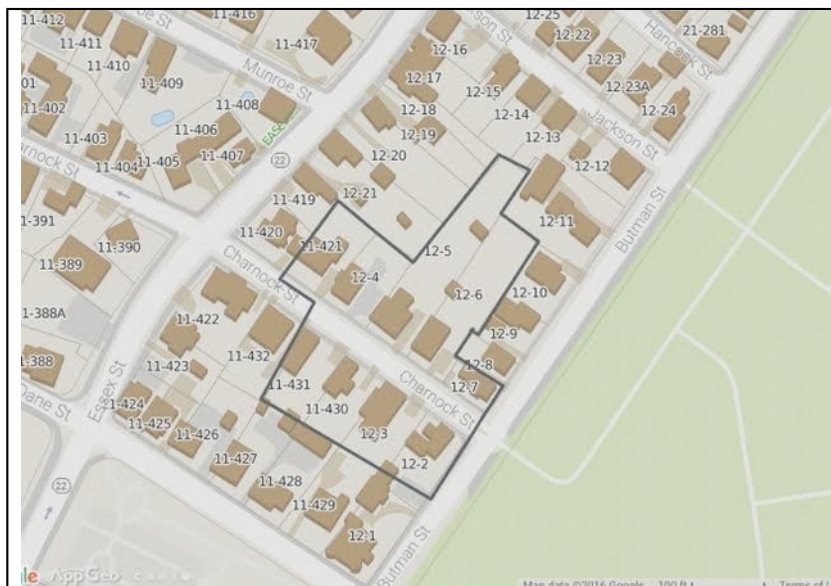
**Acreage:** 1.5 acres

**Recorded by:** Wendy Frontiero and Pamela Hartford

**Organization:** Beverly Historic District Commission

**Date** (*month/year*): September 2016

### Locus Map (north at top)



see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

BEVERLY CHARNOCK STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 Morrissey Boulevard, Boston, Massachusetts 02125

BEV.AQ

1183 - 1192

☒ Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The Charnock Street Area is a small residential district composed of nine properties. It lies between Butman and Essex streets, just north of Dane Street. Essex Street (Route 22) is a major thoroughfare between downtown Beverly and Wenham. Beverly Common stands to the southwest of the corresponding block of Dane Street, and Central Cemetery occupies a large parcel to the southeast of Butman Street. Topographically, the street slopes gradually up to the northwest from Butman to Essex Street.

Densely developed, houses in the Charnock Street Area are typically 1 ½ stories in height, with wood-frame construction, compact rectangular shapes with small side or rear ells and wings, side gable roofs, center entrances, cross gables at the facade, and wide wood trim. Approximately half the houses have granite foundations; walls are clad with a variety of wood clapboards, wood shingles, asbestos shingles, and artificial siding. One slate roof survives. Two-thirds of the residences in the survey area display a strong Gothic Revival design influence in the use of steeply pitched cross gables. This dominant motif is combined with Greek Revival and Italianate architectural features, such as peaked window lintels and bracketed door hoods. Three of the dwellings are more strictly Italianate in style. The buildings retain integrity of form, setting, and character, and represent an unusually intact and cohesive group of mid-19<sup>th</sup> century architecture in Beverly.

Houses in the survey area are set close to the street, often positioned to one side of their typically small lots. Yards are maintained chiefly in turf, with asphalt-paved driveways in the wider side setbacks. Asphalt sidewalks line both sides of the street, with a narrow planting strip containing large, fairly regularly spaced street trees between the sidewalk and street edge. Representative properties are described below.

The Groce – Wallis House, 39 Charnock Street (ca. 1852-72; Photo 2), displays the survey area's most fanciful interpretation of the Gothic Revival style. 1 ½ stories in height, its five bay façade is oriented to the side of its lot, with an angled bay window addressing the street edge on the gable end. The five-bay façade is distinguished by a center entrance with sidelights and a decoratively bracketed door hood, surmounted by a tall, steep cross gable embellished with undulating, sawn vergeboards.

The Lewis Symmes House, 42 Charnock Street (ca. 1850-52; Photo 4) is a vernacular but thoughtfully detailed design, 1 ½ stories in height, with two steeply-pitched cross gables across the five-bay façade and peaked lintels over the windows. The center entrance has sidelights, channelled casing with a decorative center panel on the lintel, and an ornately sawn and carved, bracketed door hood.

Italianate motifs lavishly articulate the Steven Symmes House, 46 Charnock Street (ca. 1850-52; Photo 5). The 1 ½ story, side gable form has two large cross gables, a slate roof, angled bay windows flanking a center entrance, and double leaf doors with a rectangular transom, protected by a hip roofed, ornately bracketed hood. Trim includes paneled corner pilasters, dentilated and bracketed eaves, bracketed cornices on the first floor windows, and peaked lintels on the upper floor windows.

The largest of the Gothic Revival-influenced residences in the Charnock Street Area is the Benjamin Larcom House, 8 Butman Street (ca. 1852-72; Photo 9), which stands on the south corner of Butman and Charnock streets, overlooking

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Central Cemetery. This 2 ½ story building has a brick foundation, side gable roof with slender cross gable in the center, and a plain center entrance with a later, shed-roofed entrance porch. Its imposing scale is accentuated by a large, 2-story, gabled rear ell that extends perpendicularly from the west corner of the building. The back corner of the lot contains an early 20<sup>th</sup> century, 3-bay garage (Photo 10), a low structure with a hip roof, three pairs of strap-hinged doors with wood and glass panels across the front, and clapboard sheathing on the side elevation.

Of the three later Victorian residences in the Charnock Street Area, the Josiah Bennett House, 41 Charnock Street (ca. 1852-72; Photo 3) is most harmonious in scale and sensibility with its Gothic Revival neighbors. The vernacular, L-shaped building is 1 ½ stories in height, with a granite foundation, wide flat corner boards, plain front gable, and a three-bay entrance porch between the front gable and side wing. Decorative elements include half-story windows with a slightly arched lintel on both gable ends, and square posts with molded trim, simple curved brackets, and a low wall clad with patterned shingles on the porch.

Largely intact and well-preserved, the Charnock Street Area is notable as a cluster of Gothic Revival cottages built within a short period of time in the late 19<sup>th</sup> century. The area is distinctive for its dominant cross-gables on the building facades.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

The Charnock Street Area is significant as a well-preserved, early subdivision in downtown Beverly, reflecting the prosperity and expansion of the shoemaking industry in Beverly in the mid 19<sup>th</sup> century. A majority of area residents were employed in shoemaking factories or the United Shoe Machinery Company through the early 20<sup>th</sup> century.

The land between Essex, Dane, and Butman streets was part of a seven-acre parcel, probably a farm, owned by Elias Smith in the early 19<sup>th</sup> century. Jeremiah Butman acquired the land in this area in the late 1830s and early 1840s. Charnock Street appears to have been laid out circa 1848, when house lots were divided and began to be sold. The first owners built houses on the northerly side of the street only; most of the residents were shoemakers, including Lewis Symmes, Stephen Symmes, Daniel O. Standley, and Edward A. and Edward W. Burroughs. The 1852 map shows five buildings on the northerly side of the street; the southerly side contains only a small building (standing approximately mid-block) that is identified as a shoe shop.

By 1872, both sides of Charnock Street, and 8 Butman Street, were fully developed, although one or more of those buildings (e.g., at 43 and 44 Charnock Street) may have been replaced later in the 19<sup>th</sup> century. (Further research is recommended to establish construction dates more conclusively.) In 1884, the comparatively high style house at 46 Charnock Street was occupied by Robert H. Wood, a mariner; Joseph Wood, a heelcutter, boarded with him. The Josiah Bennett House at 41 Charnock Street was occupied in that year by Josiah, who owned the property, as well as Arthur H. and Frank A. Bennett, both shoecutters, and William E. Bennett, a mariner, all of whom boarded here. Lewis Symmes, still a shoemaker, continued to reside at 42 Charnock Street, along with James A. Symmes, a shoemaker, and Sarah E. Symmes, a teacher at the Dodge's Row school in North Beverly. The Burroughs family also remained in the Charnock Street Area, represented by Edward A., a shoemaker, at 50 Charnock Street, and Edward W., a shoecutter at Wallis, Kilham & Bray, at 8 Butman Street.

By 1907, residents' occupations had become somewhat more diverse. In addition to shoe cutter, trimmer, and welter, they included driver for the Beverly Fire Department, machinist and polisher at the United Shoe Machinery Corporation, street railway machinist, chauffeur, teamster, laundress, and teacher. A similar array of working class and lower middle class residents continued into the mid 20<sup>th</sup> century, although shoe factories became less prevalent as employers. Further economic diversification is reflected in residents of the area in 1965, whose occupations included letter carrier, clerk, truck drivers, salesmen, custodian, cost analyst, machinist, "rate engineer", and shop keeper.

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BEVERLY CHARNOCK STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

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## BIBLIOGRAPHY and/or REFERENCES

Historic maps and atlases: 1852 (H. P. Walling), 1872 (D. G. Beers), 1880 (G. M. Hopkins)

Beverly city directories, 1893 – 1965.

Beverly Historical Society Archives. Unpublished typed manuscript compiled by Harold Pinkham, "An inquiry into the lots of the Haskell [sic] Atlas 1880 Plates as reflected in the lots of the Haskell Deed Books". 2003.

Hepler, Margaret. *Beverly; Historic Cultural Resources Survey, 1992-93; Final Report*. June 1993.

Massachusetts Historical Commission. *Reconnaissance Survey Town Report: Beverly*. 1986

## AREA DATA SHEET

MHC #	Parcel ID	Street Address	Historic Name	Date	Style
BEV.1183 BEV.1184	12-2	8 Butman St	Benjamin Larcom House Garage	ca. 1852-72 early 20 <sup>th</sup> c	Gothic Revival Utilitarian
BEV.1185	11-431	39 Charnock St	Groce - Wallis House	ca. 1852-72	Gothic Revival/ Italianate
BEV.1186	11-430	41 Charnock St	Josiah Bennett House	ca. 1852-72	Italianate
BEV.1187	11-421	42 Charnock St	Lewis Symmes House	ca. 1850-52	Greco-Gothic Revival
BEV.1188	12-3	43 Charnock St	F. (B. Frank?) Herrick House	ca. 1870-90	Italianate
BEV.1189	12-4	44 Charnock St	B. Frank Herrick House	ca. 1870-84	Italianate
BEV.1190	12-5	46 Charnock St	Steven Symmes House	ca. 1850-52	Gothic Revival/Italianate
BEV.1191	12-6	48 Charnock St	Robert G. Elliot House	ca. 1850-52	Greco-Gothic Revival/Italianate
BEV.1192	12-7	50 Charnock St	Edward A. Burroughs House	1852	Greco-Gothic Revival/Italianate

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## SKETCH MAP (north at top)



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## SUPPLEMENTARY IMAGES



Photo 2. 39 Charnock Street



Photo 3: 41 Charnock Street



Photo 4. 42 Charnock Street



Photo 5: 46 Charnock Street

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## SUPPLEMENTARY IMAGES



Photo 7: 48 Charnock Street



Photo 8: 50 Charnock Street



Photo 9: 8 Butman Street



Photo 10: 8 Butman Street: Garage

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AREA

BEVERLY

CHARNOCK STREET

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Form Nos.

Area Letter

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See data sheet.

*[Delete this page if no Criteria Statement is prepared]*

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible      ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☒ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by Wendy Frontiero

*The criteria that are checked in the above sections must be justified here.*

The Charnock Street Area is a well-preserved and intact example of high-quality, middle-class urban housing in Beverly in the late 19<sup>th</sup> century. Historically, it represents an important period in the evolution of the city, when formerly agricultural land was subdivided for housing. It is further distinguished by its association with the shoe-making trade, one of Beverly's leading industries in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Residents were typically middle-class, with both blue-collar and white-collar occupations. Architecturally, the area retains comparatively modest but well crafted examples of the Gothic Revival style, distinguished by the common use of cross-gables on the facades. Retaining integrity of location, design, setting, materials, workmanship, feeling, and associations, the Charnock Street Area is recommended for listing in the National Register with significance at the local level under Criteria A and C. Its period of significance is 1850 to 1966, the 50-year cutoff for National Register purposes.